

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gwinnett County

State: GA

PJ's Total HOME Allocation Received: \$12,042,627

PJ's Size Grouping*: B

PJ Since (FY): 2000

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	10		
Program Progress:							
% of Funds Committed	85.37 %	92.19 %	10	90.66 %	14		16
% of Funds Disbursed	81.82 %	81.07 %	7	81.06 %	43		43
Leveraging Ratio for Rental Activities	16.67	3.74	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	15.07 %	75.65 %	10	81.27 %	2		1
% of Completed CHDO Disbursements to All CHDO Reservations***	24.05 %	54.80 %	9	68.23 %	4		5
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.25 %	66.35 %	4	79.86 %	42		42
% of 0-30% AMI Renters to All Renters***	12.50 %	32.31 %	10	44.82 %	4		5
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	91.05 %	1	94.65 %	100		100
Overall Ranking:			In State:	10 / 10	Nationally:	4	7
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$48,722	\$12,854		\$25,419	16	Units	6.60 %
Homebuyer Unit	\$11,338	\$17,018		\$14,530	195	Units	80.60 %
Homeowner-Rehab Unit	\$31,053	\$27,871		\$20,251	31	Units	12.80 %
TBRA Unit	\$0	\$1,533		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gwinnett County GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$860,697	\$114,905	\$31,053
State:*	\$50,333	\$64,652	\$28,760
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	25.0	34.9	35.5	0.0
Black/African American:	62.5	48.2	64.5	0.0
Asian:	0.0	3.1	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	3.1	0.0	0.0
Black/African American and White:	0.0	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.5	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	12.5	8.7	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	43.8	17.4	22.6	0.0
2 Persons:	6.3	22.1	32.3	0.0
3 Persons:	31.3	24.6	12.9	0.0
4 Persons:	18.8	17.9	16.1	0.0
5 Persons:	0.0	11.8	6.5	0.0
6 Persons:	0.0	3.1	3.2	0.0
7 Persons:	0.0	2.1	3.2	0.0
8 or more Persons:	0.0	1.0	3.2	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	25.0	22.1	9.7	0.0
Elderly:	31.3	1.5	25.8	0.0
Related/Single Parent:	12.5	48.7	41.9	0.0
Related/Two Parent:	18.8	23.1	16.1	0.0
Other:	12.5	4.6	6.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gwinnett County

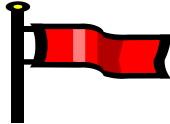
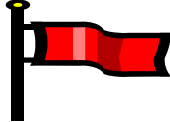
State: GA

Group Rank: 4
(Percentile)

State Rank: 10 / 10 PJs

Overall Rank: 7
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	15.07	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	24.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.44	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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